

Unapproved Minutes
Vermillion Planning Commission
Monday January 10, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on January 10, 2011 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Flanagan, Forseth, Howe, Muenster, Reasoner, Tuve, and Iverson. Absent: Gruhn.

Also present were Farrel Christensen, Building Official, José Dominguez, City Engineer, and Darby Ganschow, USD Representative.

2. Minutes

a. December 13, 2010 Regular Meeting.

Moved by Fairholm to approve the December 13, 2010 regular meeting minutes, seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda as printed, seconded by Reasoner. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. A Petition to exclude from the R-2 Residential District and include in the R-3 Residential district Outlot C and the S. 20 feet adjacent thereto of the Mehlhaf Addition to the City of Vermillion, located in the 1300 Block of East Clark Street.

Farrel Christensen reported that Duane Mehlhaf submitted a request to rezone a parcel of his property from R-2 medium density residential to R-3 high density residential. Farrel noted that the Comprehensive Plan future land use map calls for the area to be single family.

Duane Mehlhaf presented his proposal to the Planning Commission, citing his position that the current zoning classification makes it expensive to develop two different lots, with a rezone to a less restrictive classification making it more favorable with less development costs. Mr. Mehlhaf also made it clear that he wishes to take advantage of the reduced setback requirements of the R-3 district.

Discussion on the zone change followed. The Planning Commission discussed the setbacks, site plan and current layout of the proposed buildings.

Moved by Howe to deny the zone change request, seconded by Muenster. Motion carried 8-0.

b. City of Vermillion Major Street Plan.

The Planning Commission held a public hearing to consider and make a recommendation on a Major Street Plan for the City of Vermillion. José Dominguez, City Engineer, presented the plan and reported that its purpose is to indicate where the major roadways will be located and extended as the City grows. José also reported that a Major Street Plan ensures platting jurisdiction for the City and will become part of the Comprehensive Plan.

Discussion followed. The Planning Commission inquired as to whether the County has seen the plan. José reported that the proper hearings have been scheduled with notices posted in accordance with state law. José also indicated that the County will receive a copy of the adopted plan in the Register of Deeds' office.

Moved by Forseth to recommend adoption of the Major Street Plan to the City Council, seconded by Fairholm. Motion carried 8-0.

6. Old Business

7. New Business

8. Staff Reports

9. Adjourn

Moved by Howe to adjourn, seconded by Fairholm. Motion carried 8-0.

Chairman Iverson declared the meeting adjourned 6:30 p.m.